



## TABLE OF CONTENTS

I.	INTRODUCTION .....	1
A.	PURPOSE OF THE EIR.....	1
B.	PROPOSED PROJECT .....	1
C.	EIR SCOPE.....	1
D.	REPORT ORGANIZATION.....	2
E.	CEQA PROCESS .....	3
II.	SUMMARY .....	5
A.	PROJECT UNDER REVIEW .....	5
B.	SUMMARY OF IMPACTS AND MITIGATION MEASURES.....	5
C.	SUMMARY TABLE.....	8
III.	PROJECT DESCRIPTION .....	33
A.	OVERVIEW OF THE PROPOSED PROJECT .....	33
B.	PROJECT OBJECTIVES .....	33
C.	PROJECT LOCATION .....	34
D.	PROPOSED PROJECT .....	34
E.	USES OF THE EIR .....	44
IV.	CONSISTENCY WITH PLANS AND POLICIES .....	47
A.	REGIONAL PLANS AND POLICIES .....	47
B.	LOCAL PLANS AND POLICIES .....	49
V.	SETTING, IMPACTS AND MITIGATION MEASURES .....	63
A.	LAND USE.....	65
B.	POPULATION, EMPLOYMENT AND HOUSING .....	85
C.	TRANSPORTATION, CIRCULATION AND PARKING .....	93
D.	AIR QUALITY .....	139
E.	NOISE.....	153
F.	BIOLOGICAL RESOURCES .....	173
G.	GEOLOGY, SOILS AND SEISMICITY .....	189
H.	HYDROLOGY AND WATER QUALITY .....	201
I.	HAZARDS AND HAZARDOUS MATERIALS .....	213
J.	CULTURAL AND PALEONTOLOGICAL RESOURCES .....	225
K.	VISUAL AND AESTHETIC RESOURCES .....	249
L.	SHADE/SHADOW AND LIGHT/GLARE.....	259
M.	UTILITIES.....	277
N.	PUBLIC SERVICES AND FACILITIES .....	291
O.	ENERGY .....	301
VI.	CUMULATIVE IMPACTS .....	307
A.	CUMULATIVE PROJECTS .....	307
B.	CUMULATIVE IMPACT ANALYSIS BY TOPIC .....	309
C.	CONCLUSION.....	317

VII. ALTERNATIVES .....	319
A. NO DEVELOPMENT ALTERNATIVE .....	321
B. EXISTING PLAN ALTERNATIVE .....	322
C. SUBMERGED STADIUM ALTERNATIVE .....	326
D. ALTERNATE LOCATIONS CONSIDERED AND REJECTED .....	329
E. ALTERNATE LOCATION – FMC/COLEMAN AVENUE .....	331
F. ALTERNATE LOCATION – DEL MONTE .....	336
G. ALTERNATE LOCATION – BERRYESSA FLEA MARKET .....	339
H. ALTERNATE LOCATION – REED AND GRAHAM .....	342
I. ENVIRONMENTALLY SUPERIOR ALTERNATIVE .....	345
VIII. SIGNIFICANT UNAVOIDABLE EFFECTS .....	347
IX. GROWTH-INDUCING IMPACTS .....	349
X. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES .....	351
A. CHANGES IN LAND USE WHICH WOULD COMMIT FUTURE GENERATIONS .....	351
B. IRREVERSIBLE CHANGES FROM ENVIRONMENTAL ACTIONS .....	351
C. CONSUMPTION OF NONRENEWABLE RESOURCES .....	352
XI. AUTHORS AND CONSULTANTS .....	353
A. AUTHOR .....	353
B. CONSULTANTS .....	353
XII. REFERENCES AND CONTACTS .....	355
A. REFERENCES .....	355
B. PRIMARY CITY AND AGENCY CONTACTS .....	365

## APPENDICES

Appendix A:	Notice of Preparation, Distribution List and Comments Received
Appendix B:	Initial Study
Appendix C:	Traffic Impact Analysis
Appendix D:	Air Quality Technical Materials
Appendix E:	Noise Model Technical Materials
Appendix F:	Tree Survey and Technical Materials
Appendix G:	Cultural and Paleontological Resources Study and Evaluation
Appendix H:	San Jose Water Supply Assessment

## FIGURES

Figure III-1: <a href="#">Regional Location Map</a> .....	35
Figure III-2: <a href="#">Project Site Location</a> .....	36
Figure III-3: <a href="#">Conceptual Site Plan</a> .....	37
Figure IV-1: <a href="#">General Plan Land Use Designation</a> .....	51
Figure IV-2: <a href="#">San Jose Greater Downtown Strategy for Development, Illustration</a> .....	52
Figure IV-3: <a href="#">Diridon/Arena Area Strategic Development Plan, Proposed Land Use</a> .....	57
Figure IV-4: <a href="#">Midtown Specific Plan, Proposed Land Use</a> .....	58
Figure V.A-1: <a href="#">Aerial View of Project Site and Land Use Photo Location Map</a> .....	67
Figure V.A-2a: <a href="#">Minor Street Location Map</a> .....	69
Figure V.A-2b: <a href="#">Minor Streets in the Project Vicinity</a> .....	70
Figure V.A-3: <a href="#">APN Location Map</a> .....	71
Figure V.A-4: <a href="#">Neighborhoods within the Project Vicinity</a> .....	79
Figure V.C-1: <a href="#">Site Location and Study Intersections</a> .....	94
Figure V.C-2: <a href="#">Existing Bicycle Facilities</a> .....	101
Figure V.C-3: <a href="#">Existing Transit Service</a> .....	103
Figure V.C-4: <a href="#">Existing Traffic Volumes – Single-Event Scenario, 5:00 to 6:00 p.m.</a> .....	105
Figure V.C-5: <a href="#">Existing Off-Street Parking Facilities</a> .....	107
Figure V.C-6: <a href="#">Background Traffic Volumes – Single-Event Scenario, 5:00 to 6:00 p.m.</a> .....	112
Figure V.C-7: <a href="#">Background Trip Reassignment for Montgomery Street Closure –Single-Event Scenario, 5:00 to 6:00 p.m.</a> .....	115
Figure V.C-8: <a href="#">Project Trip Distribution</a> .....	119
Figure V.C-9: <a href="#">Project Generated Trips – Single-Event Scenario</a> .....	121
Figure V.C-10: <a href="#">Traffic Volumes with Project – Single-Event Scenario, 5:00 to 6:00 p.m.</a> .....	122
Figure V.C-11: <a href="#">Existing Permit Parking Zones in Vicinity of Project Site</a> .....	130
Figure V.C-12: <a href="#">Estimated Pedestrian Volumes – Single-Event Scenario</a> .....	131
Figure V.C-13: <a href="#">Estimated Pedestrian Volumes – Simultaneous-Events Scenario</a> .....	132
Figure V.C-14: <a href="#">Existing Sidewalk Widths</a> .....	134
Figure V.E-1: <a href="#">Noise Monitoring Locations</a> .....	159
Figure V.E-2: <a href="#">Event Noise Contour</a> .....	169
Figure V.F-1: <a href="#">Ordinance Size Trees on the Project Site</a> .....	175
Figure V.G-1: <a href="#">Regional Faults</a> .....	191
Figure V.J-1: <a href="#">Project Area Building</a> .....	230
Figure V.K-1: <a href="#">Aerial View of the Project Site and Visual Resources Photo Location Map</a> .....	251
Figure V.L-1a: <a href="#">Project Shadow Pattern – March 21: 9:00 AM</a> .....	265
Figure V.L-1b: <a href="#">Project Shadow Pattern – March 21: 12:00 PM</a> .....	266
Figure V.L-1c: <a href="#">Project Shadow Pattern – March 21: 3:00 PM</a> .....	267

Figure V.L-2a: Project Shadow Pattern – June 21: 9:00 AM .....	268
Figure V.L-2b: Project Shadow Pattern – June 21: 12:00 PM .....	269
Figure V.L-2c: Project Shadow Pattern – June 21: 3:00 PM .....	270
Figure V.L-3a: Project Shadow Pattern – September 21: 9:00 AM .....	271
Figure V.L-3b: Project Shadow Pattern – September 21: 12:00 PM .....	272
Figure V.L-3c: Project Shadow Pattern – September 21: 3:00 PM .....	273
Figure V.L-4a: Project Shadow Pattern – December 21: 9:00 AM .....	274
Figure V.L-4b: Project Shadow Pattern – December 21: 12:00 PM .....	275
Figure V.L-4c: Project Shadow Pattern – December 21: 3:00 PM .....	276
Figure V.N-1: Opportunity Sites for Parks in the Project Area .....	299
Figure VI-1: Cumulative Project Locations .....	308
Figure VII-1: Alternate Project Locations .....	332

## TABLES

Table II-1:	Summary of Impacts and Mitigation Measures.....	9
Table III-1:	Baseball Stadium Uses .....	39
Table III-2:	Seating Bowl Characteristics.....	39
Table V.A-1:	Minor Streets in the Project Vicinity.....	66
Table V.A-2:	Existing Land Uses on the Project Site .....	73
Table V.B-1:	Total Population –San Jose and Santa Clara County .....	86
Table V.B-2:	Employment Data – San Jose and Santa Clara County .....	86
Table V.B-3:	Household Data – San Jose and Santa Clara County .....	88
Table V.B-4:	Housing and Employment Data – San Jose and Santa Clara County.....	90
Table V.C-1:	Intersection Level of Service Definitions Based on Delay.....	98
Table V.C-2:	Freeway Segment Level of Service Definitions Based on Delay.....	99
Table V.C-3:	Existing Bus Lines .....	102
Table V.C-4:	Existing Intersection Level of Service Summary: 5:00 to 6:00 p.m. – Single-Event Scenario.....	106
Table V.C-5:	Freeway Existing Level of Service – PM Peak Hour.....	106
Table V.C-6:	Stadium Parking Facilities.....	109
Table V.C-7:	Background Intersection Level of Service Summary: 5:00 to 6:00 p.m. – Single-Event Scenario .....	111
Table V.C-8:	Project Trip Generation Estimates for a Weekday Evening Game (Arrivals).....	117
Table V.C-9:	Project Trip Estimates by Location and Time Period for a Weekday Evening Game (Arrivals) – Single-Event Scenario .....	120
Table V.C-10:	Project Intersection Levels of Service – 5:00 to 6:00 p.m. – Single-Event Scenario .....	123
Table V.C-11:	Project Freeway Segment Levels of Service .....	125
Table V.C-12:	Project Parking Generation Estimates .....	127
Table V.C-13:	Sidewalk Pedestrian Flows.....	133
Table V.C-14:	Traffic Volumes on Neighborhood Streets.....	137
Table V.D-1:	Federal and State Ambient Air Quality Standards .....	140
Table V.D-2:	Health Effects of Major Criteria Pollutants.....	142
Table V.D-3:	Results from the San Jose Ambient Air Quality Monitoring Station and Days Over Standards, 2002 to 2004 .....	143
Table V.D-4:	Results from the San Jose Ambient Air Quality Monitoring Station and Days Over Standards, 2002 to 2004 .....	143
Table V.D-5:	Worst-Case Carbon Monoxide Concentrations With and Without the Project <sup>a</sup> .....	146
Table V.D-6:	Project Regional Emissions .....	151
Table V.E-1:	Typical A-Weighted Sound Levels .....	154
Table V.E-2:	Summary of EPA Noise Levels for Protection of Public Health and Welfare with an Adequate Margin of Safety .....	156
Table V.E-3:	Summary of Human Effects in Areas Exposed to 55 dBA Ldn.....	156

Table V.E-4:	Land Use Compatibility Standards for Community Noise Environments .....	157
Table V.E-5:	Ambient Noise Monitoring Results Weekday/Weekend.....	158
Table V.E-6:	Existing Year (2005) Baseline No Project Traffic Noise Levels .....	161
Table V.E-7:	Existing Year (2005) Plus Project Traffic Noise Levels .....	163
Table V.E-8:	Summary of Noise Monitoring for Baseball Game, Qualcomm Stadium.....	164
Table V.E-9:	Existing and With Project Ballgame Event Noise Levels .....	166
Table V.E-10:	Typical Construction Equipment Noise Level .....	168
Table V.F-1:	Special-Status Plant Species in the Project Vicinity .....	179
Table V.F-2:	Special-Status Animal Species in the Project Vicinity.....	181
Table V.G-1:	Modified Mercalli Scale .....	193
Table V.I-1:	Current Land Uses at the Project Site .....	215
Table V.M-1:	SJWC Projected Potable Water Supply for Normal Water Years.....	279
Table V.M-2:	San Jose Disposal Quantities (2004) and Projected Landfill Closure Dates .....	282
Table V.N-1:	Fire Station Location and Response Capability .....	292
Table VI-1:	List of Cumulative Projects .....	307
Table VI-2:	Cumulative Intersection Levels of Service – Simultaneous-Events Scenario.....	310